

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Rodney Street,  
Birkenhead, CH41

226219024

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Rodney Street, Birkenhead, CH41

Get instant cash flow of **£550.00** per calendar month with a **6.6%** Gross Yield for investors.

This property has a potential to rent for **£754.00** which would provide the investor a Gross Yield of **9.0%** if the rent was increased to market rate.

**Well located with easy access to local amenities and transport links, this well-maintained property offers comfortable living and strong appeal for both buyers and investors, with excellent long-term potential.**

Don't miss out on this fantastic investment opportunity...



Rodney Street,  
Birkenhead, CH41

226219024



## Property Key Features

**2 Bedrooms**

**1 Bathroom**

**Well maintained**

**Ideally situated for local  
amenities**

**Factor Fees: £0.00 PM**

**Ground Rent: FREEHOLD**

**Lease Length: FREEHOLD**

**Current Rent: £550.00 PM**

**Market Rent: £754.00 PM**

# Lounge



# Kitchen



# Bedrooms



# Exterior





Outlay figures based on assumed cash purchase of £50,000.

## ASSUMED PURCHASE PRICE

£ 100,000

SDLT Charge	£5,000
Legal Fees	£1,000
Total Investment	£106,000

# Projected Investment Return



The monthly rent of this property is currently set at £550.00 per calendar month but the potential market rent is

£ 754

Returns Based on Rental Income	£550.00	£754.00
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£55.00	£75.40
<b>Total Monthly Costs</b>	<b>£70.00</b>	<b>£90.40</b>
<b>Monthly Net Income</b>	<b>£480.00</b>	<b>£663.60</b>
<b>Annual Net Income</b>	<b>£5,760.00</b>	<b>£7,963.20</b>
<b>Net Return</b>	<b>5.43%</b>	<b>7.51%</b>

Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



# Return **Stress Test** Analysis Report



If the tenant was to leave and you missed 2 months of rental income

Annual Net Income      **£6,455**  
Adjusted To

Net Return                      **6.09%**



# Sale Comparables Report



This report shows comparable sold properties in the area using Land Registry sold information. There are comparable properties in the area selling for as much as £120,000.



£120,000

2 bedroom semi-detached house for sale

+ Add to report

Hinderton Road, Birkenhead

NO LONGER ADVERTISED SOLD STC

Marketed from 23 Apr 2025 to 22 Dec 2025 (242 days) by Jones & Chapman, Prenton



£117,500

2 bedroom semi-detached house for sale

+ Add to report

Shewell Close, Birkenhead

NO LONGER ADVERTISED SOLD STC

Marketed from 27 Jan 2026 to 26 Mar 2026 (57 days) by Brennan Ayre O'Neill, Prenton

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £825 based on the analysis carried out by our letting team at **Let Property Management**.



**2 bedroom duplex**

+ Add to

Willmer Place, Willmer Road, Birkenhead, Wirral, Merseyside, CH42

NO LONGER ADVERTISED LET AGREED

Marketed from 21 May 2021 to 11 Aug 2025 (1542 days) by Leef Property Management Ltd, Warr



**2 bedroom duplex**

+ Add to re

Willmer Road, Birkenhead, Wirral, Merseyside, CH42






NO LONGER ADVERTISED LET AGREED

Marketed from 13 Dec 2022 to 29 Oct 2025 (1050 days) by Leef Property Management Ltd, Warringt

# Current Tenant Profile



We've created a tenant profile report to showcase the current agreement of occupancy in place with this property.

-  Tenancy Agreement in place: **Yes**
-  Current term of tenancy: **2 years+**
-  Standard Tenancy Agreement In Place: **Yes**
-  Payment history: **On time for length of tenancy**
-  Fully compliant tenancy: **Yes**  
Fully compliant tenancy including EICR & Gas Safety in order

Disclaimer: All information is collected from the seller of the property and must be confirmed at legal completion. Proof will be provided for all documents after your offer has been accepted. If there are any inaccuracies with documentation or compliance, Let Property will ensure that everything is in place before completion of the property.



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Rodney Street, Birkenhead, CH41

PROPERTY ID: 12345678

Interested in this  
**property investment?**

Call us on  
**0141 478 0985**

Let Property is not liable for any inaccuracies within this investment pack. All information was provided by the property seller or by a 3rd party RICS Chartered Surveyor.

